Environmental Engineering, Inc.

LEAD ABSED PAINT INSPETION
USVA – SEPULVEDA BUILDING 63
SEPULVEDA, CALIFORNIA

PREPARED FOR
UNITED STATES DEPARTMENT OF
VETERANS AFFAIRS
GREATER LOS ANGELES HEALTH SERVICES
11301 WILSHIRE BOULEVARD
LOS ANGELES, CA 90073
ATTN.: BEN K. SPIVEY

June 2, 2004

715 N Central Avenue, Suite 212, Glendale, CA 91203-1225. Tel. 818-547-1330. Fax. 818-547-1331

Environmental Engineering, Inc.

June 2, 2004
Contract No. V691P-6501
Obligation No. 691-C36189

Ben K. Spivey, Environment of Care
USVA-Greater Los Angeles Health Services
Bldg. No. 218, Room No. 308
11301 Wilshire Boulevard
Los Angeles, CA 90073

LEAD BASED PAINT INSPECTION
VA-SEPULVEDA BUILDING NO. 63
16111 PLUMMER STREET
SEPULVEDA, CALIFORNIA

Environmental Engineering, Inc. on behalf of the United States Department of Veterans Affairs), performed a lead based paint inspection of the VA building 63 of Sepulveda Health Services (VA-Sepulveda facility in Los Angeles, California. Dr. Zainul Abedin, an accredited lead inspector conducted the testing on May 26, 2004, using a RMD XRF instrument in accordance with EPA guidelines for lead inspection. The action level as defined in HUD regulation 24 CFR 965.706@ (53FR 20803, June 6, 1988), is a lead concentration at or above 1.0 mg/cm^2 measured by XRF instrument.

The XRF instrument displayed the lead concentration in mg/cm^2 when its scanner was opened against the paint surfaces by pressing the shutter. A total of 98 measurement were made during XRF testing, and are organized in actual sequence by shot number, sample location, component, substrate, condition, and results for each component. Based on XRF testing, we conclude the following:

- The building components and paint surfaces observed during Site inspection were mostly intact, in general. Most doors, windows, walls, counters, ceilings, and other miscellaneous components had intact paint surfaces.
- Based on XRF measurements, there were no inconclusive results and, therefore, no paint chip or bulk samples were collected for confirmative analysis in the laboratory.
- Based on XRF measurements, undamaged lead based paint above the regulatory action level were discovered on selected window components at the Site.

715 N Central Avenue, Suite 212, Glendale, CA 91203-1225. Tel. 818-547-1330. Fax. 818-547-1331

Based on our findings and observation, we recommend the following actions at the Site.

- The lead-laden window components are friction surfaces and warrant removal or stabilization. These components in undamaged conditions should be removed or stripped during renovation or as soon as possible or for re-occupancy. Lead stripping should be done by properly trained and protected personnel. Future occupants, if any, should be warned of lead presence.

Environmental Engineering, Inc. conducted the asbestos inspection in accessible areas of the site. Other conditions may exist in inaccessible areas. The conclusions and recommendations describe only the conditions present at the time of our survey, in areas that were observed. This survey was performed in general accordance with the standards of care and diligence normally practiced by recognized consulting firms in performing services of a similar nature. If you have any questions concerning the methodology or the results of this survey, please contact us at (818) 547-1330.

Yours sincerely,
ENVIRONMENTAL ENGINEERING, INC.,

Zainul Abedin, PhD, REA
Project Manager

XRF Lead Based Paint Results
VA-Sepulveda, BLDG-63
Inspection Date: 05/26/2004

Room No.	Shot No	Loca -tion	Compo -nent	Subs -trate	Condi -tion	Results mg/cm^2	Remarks
108	1	A	Wall	P	I	-0.5	
"	2	B	Wall	P	I	-0.3	
"	3	C	Wall	P	I	-0.2	
"	4	D	Wall	P	I	-0.6	
"	5	B	Door Frame	W	I	-0.4	
"	6	D	Window Sill	W	I	-0.3	
"	7	Ct	Ceiling	P	I	-0.4	
109	8	A	Wall	P	I	-0.4	
"	9	B	Wall	P	I	-0.5	
"	10	B	Door Frame	W	I	-0.2	
"	11	B	Door	W	I	-0.2	
"	12	C	Wall	P	I	-0.6	
"	13	D	Wall	P	I	-0.5	
"	14	D	Door Frame	W	I	-0.2	
"	15	D	Door	W	I	-0.2	
"	16	Ct	Ceiling	P	I	-0.3	
"	17	Ct	HVAC	M	D	-0.3	
111	18	A	Wall	P	I	-0.3	
"	19	B	Wall	P	I	-0.4	
"	20	C	Wall	P	I	-0.4	
"	21	D	Wall	P	I	-0.2	
"	22	D	Shelf	M	D	-0.3	
"	23	B	Door	W	I	-0.1	
"	24	B	Door Frame	W	I	0.7	
113	25	A	Wall	P	I	-0.4	
"	26	B	Wall	P	I	-0.7	
"	27	C	Wall	P	I	-0.7	
"	28	D	Wall	P	I	-0.4	
"	29	A	Window Sill	W	I	-0.4	
"	30	A	Window Frame	W	I	-0.4	
"	29	B	Window Sill	W	I	-0.3	
"	30	B	Window Frame	W	I	0.7	
113A	31	A	Wall	P	I	-0.2	
"	32	B	Wall	P	I	-0.3	
"	33	C	Wall	P	I	-0.4	
"	34	D	Wall	P	I	-0.2	
"	35	Ct	Ceiling	P	I	-0.4	
"	36	B	Window sill	W	I	-0.4	
"	37	B	Window Sash	W	I	1.0	
"	38	D	Door	W	I	-0.4	
"	39	D	Door Frame	M	I	-0.4	
114	40	A	Wall	P	I	-0.2	
"	41	B	Wall	P	I	-0.3	
"	42	C	Wall	P	I	-0.4	
"	43	D	Wall	P	I	-0.3	
"	44	B	Window Sill	W	I	-0.3	
"	45	B	Window Sash	W	I	1.2	
"	46	D	Door Frame	W	I	0.3	
"	47	D	Door	W	I	-0.1	
102A	48	A	Wall	P	I	-0.2	
"	49	B	Wall	P	I	-0.3	
"	50	C	Wall	P	I	-0.3	
"	51	D	Wall	P	I	-0.4	
"	52	B	Window Sash	W	I	1.2	
"	53	B	Window Sill	W	I	-0.1	
"	54	D	Door Frame	M	I	-0.4	
104A	55	A	Wall	WB	I	-0.1	
"	56	B	Wall	WB	I	-0.2	
"	57	C	Wall	WB	I	-0.4	
"	58	D	Wall	WB	I	-0.1	
"	59	D	Window Sill	W	I	-0.3	
"	60	D	Window Sash	W	I	0.5	

"	61	D	Door	W	I	-0.4
"	62	D	Door Frame	M	I	-0.4
"	63	B	Door Frame	M	I	-0.4
"	64	B	HVAC	M	I	-0.5
105	65	A	Wall	P	I	-0.3
"	66	B	Wall	P	I	-0.2
"	67	C	Wall	P	I	-0.1
"	68	D	Wall	P	I	-0.4
"	69	D	Window Sill	W	I	-0.3
"	70	D	Window Sash	W	I	1.3
"	71	B	Door	W	I	-0.4
"	72	B	Door Frame	W	I	-0.2
"	73	B	HVAC	M	I	-0.4
"	74	Ct	Ceiling	P	I	-0.8
105A	75	A	Wall	P	I	-0.3
"	76	B	Wall	P	I	-0.2
"	77	C	Wall	P	I	-0.1
"	78	D	Wall	P	I	-0.3
"	79	D	Window Sill	W	I	-0.2
"	80	D	Window Sash	W	I	1.1
"	81	B	Door Frame	W	I	-0.3
"	82	Ct	Ceiling	P	I	-0.6
107	83	A	Wall	P	I	-0.6
"	84	B	Wall	P	I	-0.3
"	85	C	Wall	P	I	-0.4
"	86	D	Wall	P	I	-0.5
"	87	D	Window Sill	W	I	-0.3
"	88	D	Window Sash	W	I	1.0
"	89	B	HVAC	M	I	-0.4
Exterior	90	B	Door (Entrance)	W	I	-0.2
"	91	B	Door Frame	W	I	0.5
"	92	B	Ceiling	CN	I	0.2
"	93	B	Hand Rail	M	D	-0.2
"	94	B	Window Sill	W	D	-0.2
"	95	B	Window Sash	W	D	2.2
"	96	A	Window Sash	W	D	4.0
"	97	D	Window Sash	W	D	2.8
"	98	D	Door	W	D	-0.2

XRF Lead Based Paint Measurements
Substrate & Other Abbreviation Used

	AL	Aluminum
	AT	Acoustical Tiles
	Bk	Brick
	BLK	Block
	Ct	Center/Middle
	CM	Ceramic Tile
	Cn	Concrete
	CS	Concrete Surfacing
	D	Damaged
	DW	Drywall
	FM	Formica
	HW	Hardwood
	HB	Wooden Hard Board
	I	Intact
	M	Metal
	Mid.	Middle
	NE	Northeast
	NW	Northwest
	PB	Plastic Board on Shower Walls
	PL/Pl	Plaster
	SP	Spray Acoustical Paint
	S/P	Stucco plaster
	S	Stucco
	SE	Southeast
	SW	Southwest
	TC	Textural Coat
	VS	Vinyl Sheet Flooring
	V	Vinyl
	VT	Vinyl Tile
	W	Wood
	WV	Wood Vinyl
	WP	Wall Paper
Locations	A	North Side
Locations	B	East Side/ right side
Locations	C	South Side
Locations	D	West Side/ left side